

# ROLLINS RANCH

## HOA NEWSLETTER

### Annual Meeting

The annual meeting is planned for Thursday, January 28<sup>th</sup> at 7 pm. It will be held at the Mountain Green Elementary school. All homeowners are invited to attend. The agenda will include a review of HOA financial statements, voting of new board members, report of HOA actions and future projects as well as the opportunity for you to ask questions and share thoughts and comments. The homeowners will also be presented the annual budget to approve. There are 2 openings on the HOA board. HOA board members serve for 3 years. If you are interested in serving on the board, you need to be nominated and seconded by a fellow homeowner. Homeowners will vote on the proposed names by written ballot. You do not need to be present in order to be nominated and voted in.

### HOA Website

Go to [www.rollinsranchhoa.com](http://www.rollinsranchhoa.com) to find all HOA governing documents, schedule of fines, contact information for the management company, submit questions and minutes for all HOA meetings.

### HOA Covenants

The HOA board is committed to enforce the HOA covenants. Please contact the management company if you have a question or concern about the HOA covenants.

### Park Strip Trees

Download the master tree map on the HOA website. The HOA requires a certain size and variety of trees to be planted. The architectural committee will not release the bond on the property until the home meets the tree requirement.

### Projects Requiring Authorization by the Architectural Review Committee

HOA covenants state that, "No major improvements, including without limitation, the construction of any residence, garage, outbuilding, or other permanent structure may be constructed, erected, or installed on any lot without the approval of the Architectural Review Committee". Please email the HOA manager to start the process of receiving permission to begin a major improvement. HOA covenants state that, "No fences, wall hedges or non-living screens shall be constructed on any lot without approval from the Architectural Review Committee.

### Fences

Chain link and white vinyl are prohibited.

### Roof Pipes, Metal Flues, Vents and other Metallic Rooftop Protrusions

HOA covenants state that they must be coated or painted with tones that complement surrounding structures.

### Plan Ahead to get Your Yard Finished

The HOA covenants state that *"if a certificate of occupancy is issued between September 1 and March 31, all landscaping must be completed no later than the following July 1. If the certificate of occupancy is issued between April 1 and August 31, all landscaping must be completed within 60 days of the certificate of occupancy"*.

### Reminders

- **SLOW DOWN!!** Please enter and exit the HOA by observing all speed limits.
- No motorized vehicles on HOA trails!
- Clean up after your dog in the common areas and the neighborhood.
- If you have never received an email from the HOA, we don't have your email. Send your email to [manager@utahcommunitymanagement.com](mailto:manager@utahcommunitymanagement.com).

*Thank you for helping make Rollins Ranch a great place to live.*